



Department of Development Services
Planning Division
Meeting Minutes of the
Planning & Zoning Commission
(Approved)

REGULAR MEETING OF THE PLANNING & ZONING COMMISSION
TUESDAY, JANUARY 12, 2010

Commissioners Present

Sandra Bobowski
Temple Shannon
David Blatt
Edwin Vargas, Jr.

Staff Present

Roger J. O'Brien
Kim Holden
Stephanie Krueel
Don Chapman
Jillian Hockenberry

Commissioners Absent

John Lupo, Jr.
Fran Reale
David Jorgensen, Alternate
Gerry Pleasant, Alternate

Chairperson Bobowski called the meeting to order.

On a motion made by Commissioner Vargas, Jr., and seconded by Commissioner Shannon, the agenda was taken out of order. All of the Commissioners voted in favor of the motion.

I. Public Hearing

Chairperson Bobowski opened the public hearing.

- a. **150 Washington Street and 315 Park Street-** Application for Zoning Map Change from RO-1 to B-3. Applicant- Eliot Gersten.

Tom Nenortas, Chair of the South Downtown NRZ, stated that on behalf of Ralph Arena he asks that the applicant make an attempt to contact the NRZ in order to discuss the proposal.

On a motion made by Commissioner Blatt, and seconded by Commissioner Shannon, the application was tabled.

- b. **51, 101-103, 111, 135, 139-143, 137 Homestead Avenue and 314, 315, 319, 325 Sigourney Street-** Application for Zoning Map Change from C-1 to B-3. Applicant- City of Hartford.

Yemi Talabi, of 92 Homestead Avenue asked for an explanation of the zone change in order to have a better understanding of what is going on in his neighborhood.

Mr. Roger O'Brien explained to Mr. Talabi the background of the application and reasons why the City has proposed to make the change.

On a motion made by Commissioner Shannon, and seconded by Commissioner Vargas, Jr., the application was tabled.

- c. **81 Asylum Street**- Special Permit to convert restaurant into a nightclub. Applicant- Matthew S. Armbrust. B-1 District.

The public hearing was opened.

Principal Planner Don Chapman presented a summary of the application. He stated that the most recent zoning permit that was issued was for a restaurant with alcohol beverage sales in 1996. Mr. Chapman stated that the applicant is proposing to convert the restaurant into a nightclub use.

Mr. Chapman stated that the applicant has submitted all of the requested materials including a floor plan showing a full kitchen, parking management plan and a security plan. He stated that based on the information submitted, staff recommends approval of the application.

Tony Jorgensen, representing the applicant, stated that they are not acquiring the property itself but the business operation from the previous owner.

Commissioner Blatt asked if the applicant was the individual whose liquor license was revoked and Mr. Jorgensen responded by saying that it was the seller of the business. Commissioner Blatt also asked if there was any opposition from the community or City officials. Mr. O'Brien stated that he was not aware of any opposition from the Hartford Police Department based on the fact that Mr. Jorgensen has been very responsive in providing all required information.

The public hearing was closed.

II. Regular Meeting

- a. Consideration of the Public Hearing Items

- i. **81 Asylum Street**- Special Permit to convert restaurant into a nightclub. Applicant- Matthew S. Armbrust. B-1 District.

On a motion made by Commissioner Vargas, Jr., and seconded by Commissioner Blatt, the following resolution was passed:

WHEREAS: The Planning and Zoning Commission has received a Special Permit Application to convert a restaurant into a night club serving liquor and permitting dancing and,

WHEREAS: The subject site is located in the Downtown Development District with a corresponding zone of B-1 and,

WHEREAS: Night clubs with dancing and alcoholic beverage sales are permitted in the B-1 Zoning District and,

WHEREAS: The applicant has submitted a satisfactory alternate parking plan,

WHEREAS: The applicant is providing food service and,

WHEREAS: Now, Therefore Be It

RESOLVED: The Planning and Zoning Commission approves the Special Permit Application for Matthew S. Armbrust to operate a Night Club with liquor sales at 81-83 Asylum Street.

RESOLVED: This 12th Day of January 2010.

The following Commissioners voted affirmatively: Bobowski, Shannon, Blatt, and Vargas, Jr.

b. Site Plan Review

- i. **87-89 Atwood Street-** Application for addition and new construction for two side-by-side townhome behind existing façade. R-4 District.

Principal Planner Stephanie Kruel presented a summary of the application. She stated that staff recommends approval of the site plan with the condition that security lighting for the parking area is installed.

Commissioner Blatt asked how many bedrooms will be in each unit and Ms. Kruel stated that there will be three.

On a motion made by Commissioner Vargas, Jr., and seconded by Commissioner Shannon, the following resolution was passed:

WHEREAS: The Planning and Zoning Commission has reviewed a site plan application for the construction of two side-by-side townhomes at 87-89 Atwood Street; and

WHEREAS: The proposal provides adequate open space; and

WHEREAS: The proposed parking utilizes an existing curb cut and is functional; and

WHEREAS: The sidewalks and internal walkways are adequate; and

WHEREAS: The applicant will merge 87-89 Atwood Street with 91-93 Atwood Street; and

WHEREAS: The building façade has been retained and restored, and the proposal is compatible with the surrounding buildings in the neighborhood; NOW THEREFORE BE IT

RESOLVED: That the Planning and Zoning Commission approves the plans for "87-89 Atwood Street, Hartford Connecticut", prepared by Crosskey Architects of Hartford, Connecticut, sheet S-1.1, dated December 21, 2009 with the following condition:

1. Security lighting for the parking area is installed.

RESOLVED: This twelfth day of January, 2010.

The following Commissioners voted affirmatively: Bobowski, Shannon, Blatt, and Vargas, Jr.

III. New/Old Business

990 Wethersfield Avenue- Amendment to a site plan application to remove an elevator in a building containing 24 residential apartments, 11 of which will be senior housing. Applicant- Rego Realty Corporation.

The Commissioners reviewed the revised plans that the applicant had submitted.

On a motion made by Commissioner Vargas, Jr., and seconded by Commissioner Shannon, the amendment to the site plan application was approved.

All of the Commissioners voted in favor of the motion.

Commissioner Bobowski discussed the meeting she attended regarding the listening sessions for One City, One Plan.

A discussion occurred between Mr. O'Brien and the Commissioners regarding the format of the listening sessions.

The Commission agreed that the listening sessions should start at 6pm.

IV. Adjournment

Respectfully submitted,

Roger J. O'Brien, Secretary/Director